

## **Minutes of the Land Use, Parks and Environment Committee - June 15, 2004**

The meeting was called to order at 8:50 a.m. by Chair Kolb.

**Present:** Chair Walter Kolb, County Board Supervisors Kathleen Cummings, Scott Klein, Bill Kramer, Daniel Pavelko, Vera Stroud; **Absent:** Pauline Jaske

**Staff Present:** Legislative Policy Advisor Mark Mader, Legis. Associate Sandra Meisenheimer

**Also Present:** Parks and Land Use Planning & Zoning Manager Dick Mace, County Board Supervisor Rodell Singert

### **Approve Minutes of June 1, 2004**

**Motion:** Kramer moved, second by Pavelko, to approve the minutes of 6/1//04. **Motion carried 6 – 0.**

### **Read Correspondence**

Kolb referred to a letter that he received from Pro Health regarding the rezoning issue in Oconomowoc.

### **Executive Committee Report**

Kolb reported on items that were discussed and/or considered at the last meeting on 6/7//04. Kolb stated that Senator Mary Lazich appeared to discuss TABOR (Taxpayer's Bill of Rights) and a handout entitled "Table 1: Summary of 2003-05 Appropriations, Compensation Reserves and Authorizations: Act 33" was reviewed with the committee.

### **Consider Proposed Ordinance: 159-O-022 Amend the Town of Oconomowoc District Zoning Map of the Waukesha County Zoning Code for the Town of Oconomowoc by Conditionally Rezoning Certain Lands Located in Part of the NE ¼ of Section 8, T8N, R17E, Town of Oconomowoc, Waukesha County, Wisconsin, from the A-5 Mini Farm and R-1 Residential Districts to the R-2 Residential and A-2 Rural Home Districts (CZ-1503A)**

Mace explained where the rezoning is located which consists of 8.7 acres. The proposed land use is for four single-family residential lots. The Planning staff is recommending approval subject to five conditions as detailed in the ordinance. The proposed rezoning, as conditioned, will implement the Waukesha County Erosion and Stormwater Management Control Plan, the Waukesha County Development Plan, and the Town of Oconomowoc Master Plan thus resulting in a development compatible with surrounding uses.

To Stroud's concern, Mace stated the violation has been taken care of, and the hearing is scheduled for July 15. A citation wasn't issued because the necessary action was taken. Klein asked what the difference is between R-1 and R-2? Mace replied ¾ acre versus 1 acre. Klein asked why is this changing to R-2 when the surrounding areas are R-1? Mace replied that the lots are one acre but have 120' widths (R-1 requires 150' width; R-2 requires 120' width). **Motion:** Kramer moved, second by Pavelko, to approve Ordinance 159-O-022. **Motion carried 6 – 0.**

### **Consider Proposed Ordinance: 159-O-023 Amend the District Zoning Map of the Town of Eagle Zoning Ordinance by Conditionally Rezoning Certain Lands Located in Part of the SE ¼ of Section 31, T5N, R17E, Town of Eagle, Waukesha County, Wisconsin, from the Residential Holding (RH) District to the RH and Planned Unit Development Overlay (PUD) District (ZT-1534)**

Mace located the rezoning consisting of 84.3 acres. The proposed land use is for a single-family

residential development with lot sizes ranging from two acres up to ten acres. The Planning staff is recommending approval as conditioned by the Town of Eagle. The proposed subdivision recognizes and is consistent with the County Development Plan and will provide an opportunity for horse riding activities on common open space in the subdivision, as well as a trail system around the entire plat and a connection to the horse trails in the Kettle Moraine State Forest. **Motion:** Kramer moved, second by Cummings, to approve Ordinance 159-O-023. **Motion carried 6 – 0.**

**Consider Proposed Ordinance: 159-O-024 Amend the District Zoning Map of the Waukesha County Shoreland and Floodland Protection Ordinance for the Town of Oconomowoc by Conditionally Rezoning Certain Lands Located in Part of the SW ¼ of Section 5, T8N, R17E, Town of Oconomowoc, Waukesha County, Wisconsin, from the A-P Agricultural Land Preservation District to the RRD-5 Rural Residential Density District 5 (SCZ-1530)**

Mace explained where the rezoning is which consists of approximately 39.4 acres. The proposed land use is for three single-family residential lots, south of the Ashippun River. The Planning staff is recommending approval subject to eight conditions as detailed in the ordinance. Mace stated that there is a fairly large and extensive wetland on this property, and it is a very pretty piece of land. The proposed rezoning will implement the Town of Oconomowoc's Master Plan and the Waukesha County Development Plan, preserve all wetlands, floodplains and Primary Environmental Corridor while combining the most productive prime agricultural lands north of the Ashippun River with one of the parcels which the applicant owns to the north as those lands have been used in calculating the overall density for the three lots south of the Ashippun River. **Motion:** Pavelko moved, second by Stroud, to approve Ordinance 159-O-024. **Motion carried 6 – 0.**

**Consider Proposed Ordinance: 159-O-025 Amend the Town of Oconomowoc District Zoning Map of the Waukesha County Zoning Code by Conditionally Rezoning Certain Lands Located in Part of the SW ¼ of the SW ¼ of Section 12, T8N, R17E, Town of Oconomowoc, from the A-P Agricultural Land Preservation District to the R-1 Residential District (CZ-1396A)**

Mace reviewed the location of the rezoning, which consists of approximately 23 acres. The purpose of the rezone is to allow the owner of the property to transfer a portion (approximately one acre) of his property to his son for construction of a new agricultural structure. The remaining 22.6 acres will be divided in the future into no more than three parcels, with one of the parcels to contain the existing improvements. The Planning staff is recommending approval subject to six conditions as outlined in the ordinance and if executed as required, the use of this remnant parcel bordered by the railroad and two roads will comply with the purpose and intent of the Land Use Plans for the county and town. **Motion:** Cummings moved, second by Kramer, to approve Ordinance 159-O-025. **Motion carried 6 – 0.**

**Motion to adjourn:** Pavelko moved, second by Kramer, to adjourn the meeting at 9:50 a.m.  
**Motion carried 6 – 0.**

Respectfully submitted,

Pauline T. Jaske  
Secretary

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